096.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,600 / 919,600
					USE VALUE:	919,600 / 919,600
					ASSESSED:	919,600 / 919,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZAK WALTER J JR/SUSAN E
Owner 2:	
Owner 3:	
Street 1:	44 UPLAND ROAD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O'BRIEN PATRICK D & DIANA H -
Owner 2:	-
Street 1:	437 WEST COURT N.W.
Twn/City:	VIENNA
St/Prov:	VA Cntry:
Postal:	22180

NARRATIVE DESCRIPTION

This parcel contains 10,789 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Wood Shingle Exterior and 2086 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10789.000	399,000		520,600	919,600
Total Card	0.248	399,000		520,600	919,600
Total Parcel	0.248	399,000		520,600	919,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.84 | /Parcel: 440.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63120

GIS Ref

GIS Ref

Insp Date 11/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,000	0	10,789.	520,600	919,600	919,600	Year End Roll	12/18/2019
2019	101	FV	321,300	0	10,789.	520,600	841,900	841,900	Year End Roll	1/3/2019
2018	101	FV	321,300	0	10,789.	446,200	767,500	767,500	Year End Roll	12/20/2017
2017	101	FV	321,300	0	10,789.	416,500	737,800	737,800	Year End Roll	1/3/2017
2016	101	FV	321,300	0	10,789.	357,000	678,300	678,300	Year End	1/4/2016
2015	101	FV	287,900	0	10,789.	319,800	607,700	607,700	Year End Roll	12/11/2014
2014	101	FV	287,900	0	10,789.	296,000	583,900	583,900	Year End Roll	12/16/2013
2013	101	FV	287,900	0	10,789.	282,200	570,100	570,100		12/13/2012

!7888!

PRINT

Date	Time
12/10/20	22:29:23

LAST REV

Date	Time
06/20/19	14:48:54
apro	
7888	

USER DEFINED

Prior Id # 1:	63120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O BRIEN PATRICK	42957-485		8/2/2004		516,000	No	No		
	21554-532		11/1/1991		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	832	Redo Bat	12,000	C				
10/31/2014	1472	Re-Roof	10,725					Strip and re-roof.
7/13/2010	816	Redo Kit	25,000	C				
11/27/2007	1082	Redo Bat	15,000			G9	GR FY09	re-model basement

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	CC	Chris C
3/15/2011	Info Fm Prmt	BR	B Rossignol
6/4/2009	Measured	189	PATRIOT
10/15/2004	MLS	MM	Mary M
11/8/1999	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10789		Sq. Ft.	Site		0	70.	0.69	4									520,572						520,600	

Total AC/HA: 0.24768 | Total SF/SM: 10789 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 520,572 | Spl Credit | Total: 520,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418242
Depreciation:	19239
Depreciated Total:	399002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

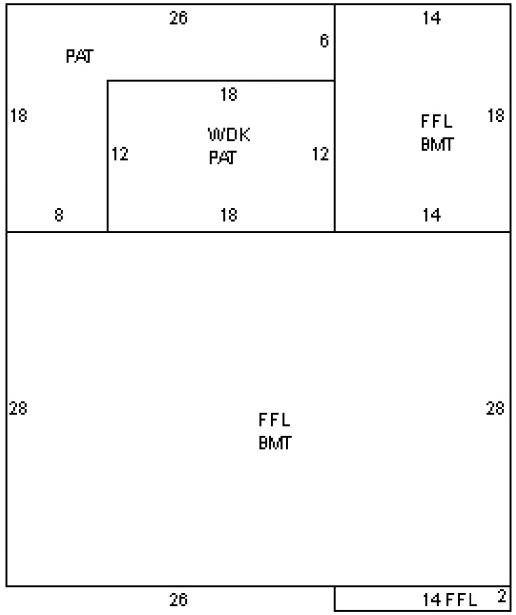
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,400	129.520	181,327
BMT	Basement	1,372	59.500	81,631
PAT	Patio	468	3.080	1,442
WDK	Deck	216	10.730	2,319
	Net Sketched Area:	3,456	Total:	266,719
Size Ad	1400	Gross Are	3456	FinArea 2086

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	V	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.47
Special Features:	0	Val/Su Net:	115.45
Final Total:	399000	Val/Su SzAd	285.00

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	